



September 1, 2020

Mrs. Lucy Sloman, AICP
City of Issaquah
1775 12th Ave NW
Issaquah, WA 98027

Project: Issaquah High School #4 and Elementary School #17, AHBL No. 2180412.10
Subject: Request for AAS from COIMC 18.12.135

Dear Mrs. Sloman:

This letter is intended to formally request an Administrative Adjustment of Standards (AAS) as outlined in the City of Issaquah Municipal Code. Administrative Adjustment is being requested for City of Issaquah Municipal Code (COIMC) 18.12.135 Additional landscape requirements for blank walls abutting public right of way and retaining walls, Section B.

Wall 1 & 15 Screening Requirements

- Problem – The toe of Walls 1 and 15 (the wall numbering is used to match the nomenclature used in the SDP/MSP drawings submitted under separate cover) are designed to match existing grade elevations in order to maintain existing vegetation and leave an undisturbed, forested buffer between the site and adjacent properties. Because the buffer is to be undisturbed the code required landscaping to screen the wall is not proposed in the areas where the existing forested condition provides adequate buffer.
- Background – Wall 1 is located on the south side of the property and runs east to west above the existing wetland and below the proposed elementary school playground. Wall 15 is located on the north side of the property along the north edge of the baseball field. The purpose of these walls are to retain soil under the proposed use and protect the existing vegetation in the provided voluntary buffers along the property lines. Existing grades are being met along the bottom of this wall in order to disturb as little amount of existing ground as possible and protect the natural forested condition in the buffer.
- Mitigation – The intent of COIMC 18.12.135 is to screen blank walls from abutting neighboring properties. There are existing trees and other natural shrubs and ground cover located in the wetland and along the property line that will screen the wall. Providing the additional code required screening along these areas will disturb the existing ground within the natural buffer zone between the face of the wall and the property line. By utilizing the existing vegetation to screen the wall the proposed adjustment will be equal to or superior to the COIMC standards because less ground is disturbed while still maintaining the screened affect. Property owners adjacent to the

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

TACOMA

2215 North 30th Street
Suite 300

Tacoma, WA 98403-3350
253.383.2422 TEL

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wall will not be negatively impacted as the face of the wall will be screened by the existing vegetation. The use of existing vegetation to screen the proposed wall is in correspondence with the scale, intent and character of the site as it is the least invasive way to screen the wall from sight. Please see the attached exhibit showing the Wall 1 location with the associated natural buffer and screening.

Thank you for your consideration of these adjustments.

If you have any questions, please call me at (253) 383-2422.

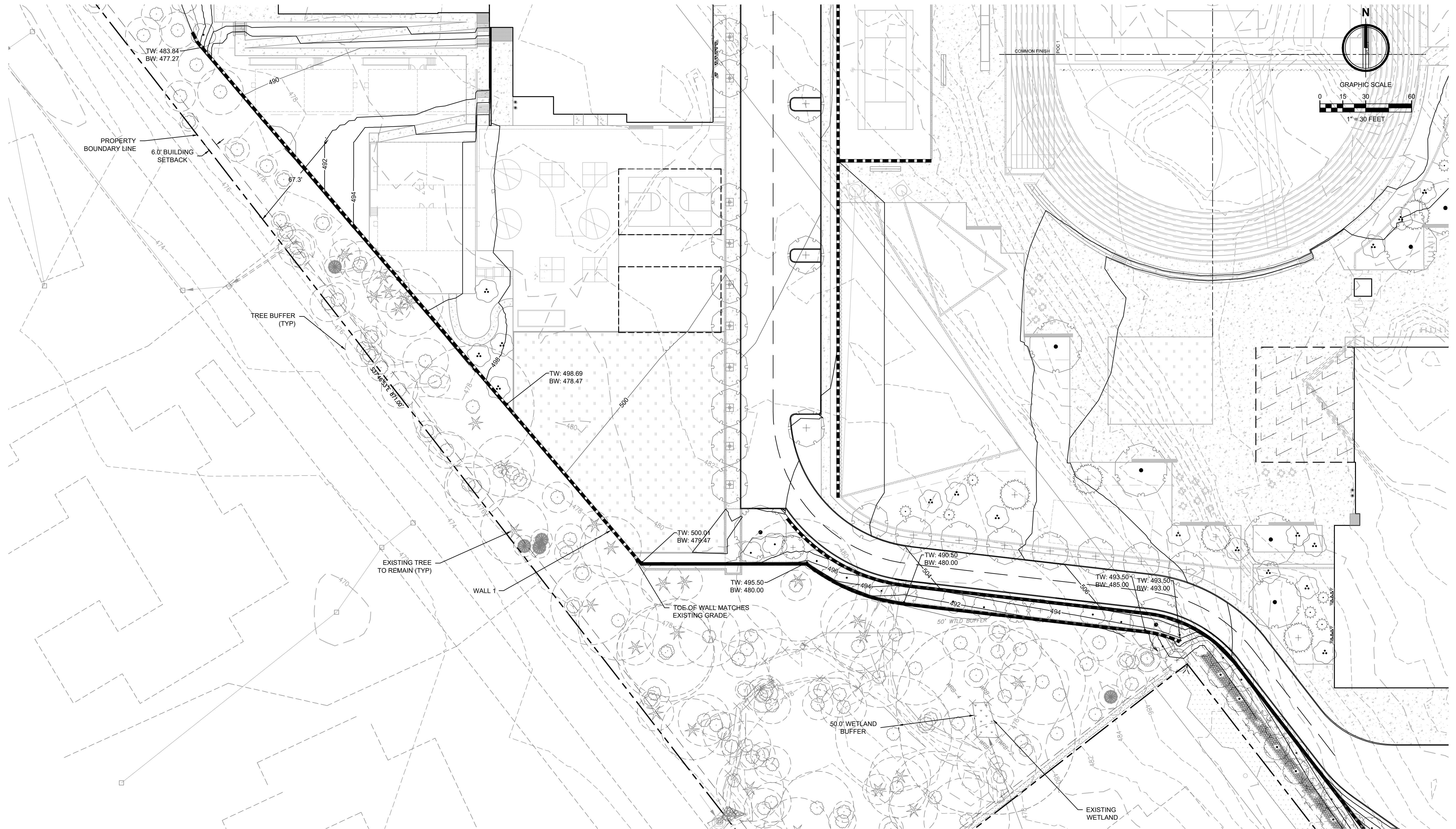
Sincerely,

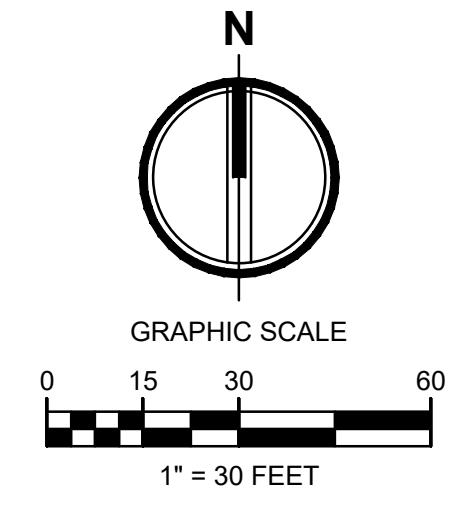
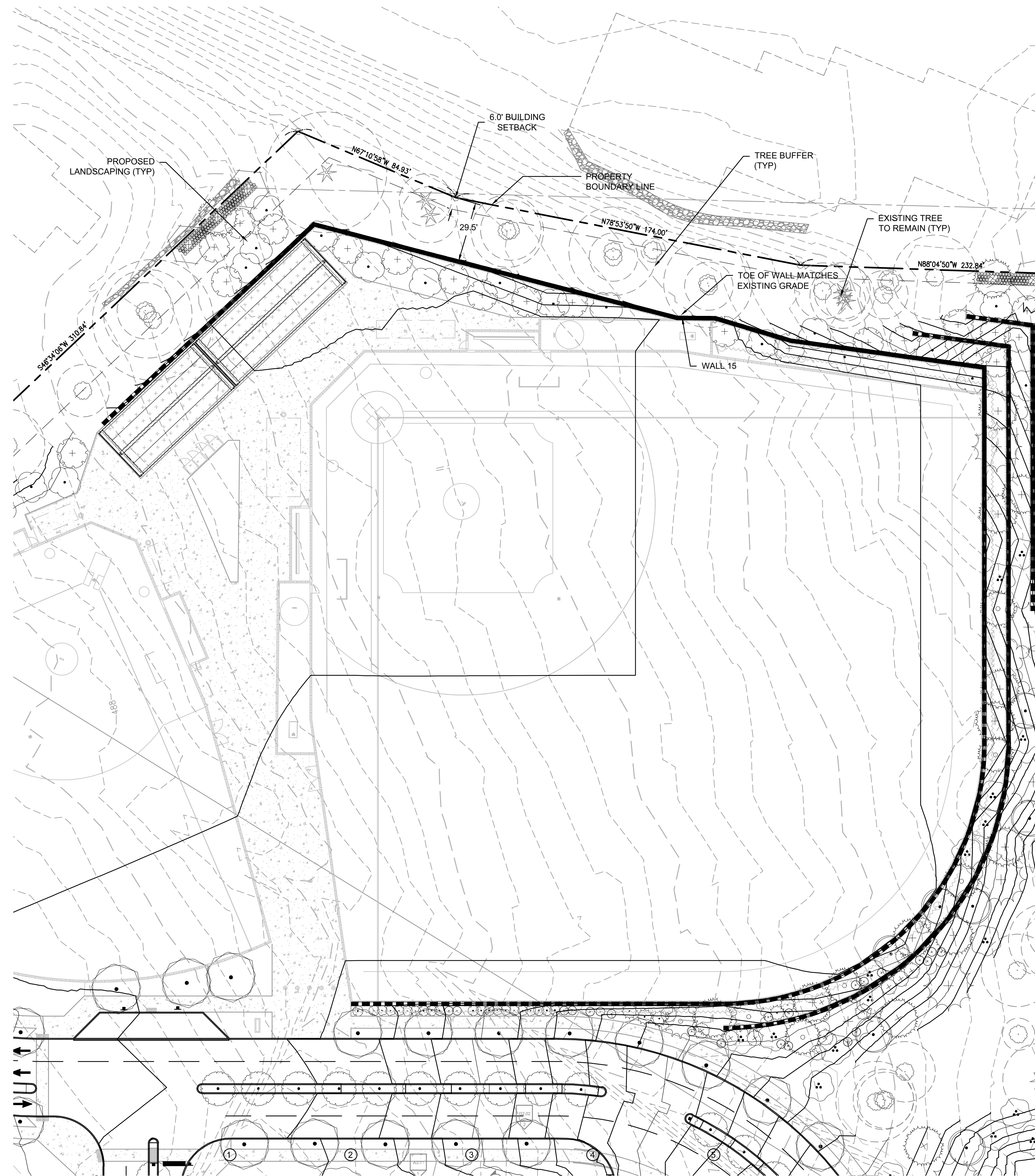
Todd Sawin, PE
Principal

TCS/

c: Tom Mullins, Issaquah School District
Jean Stolzman, Bassetti Architects

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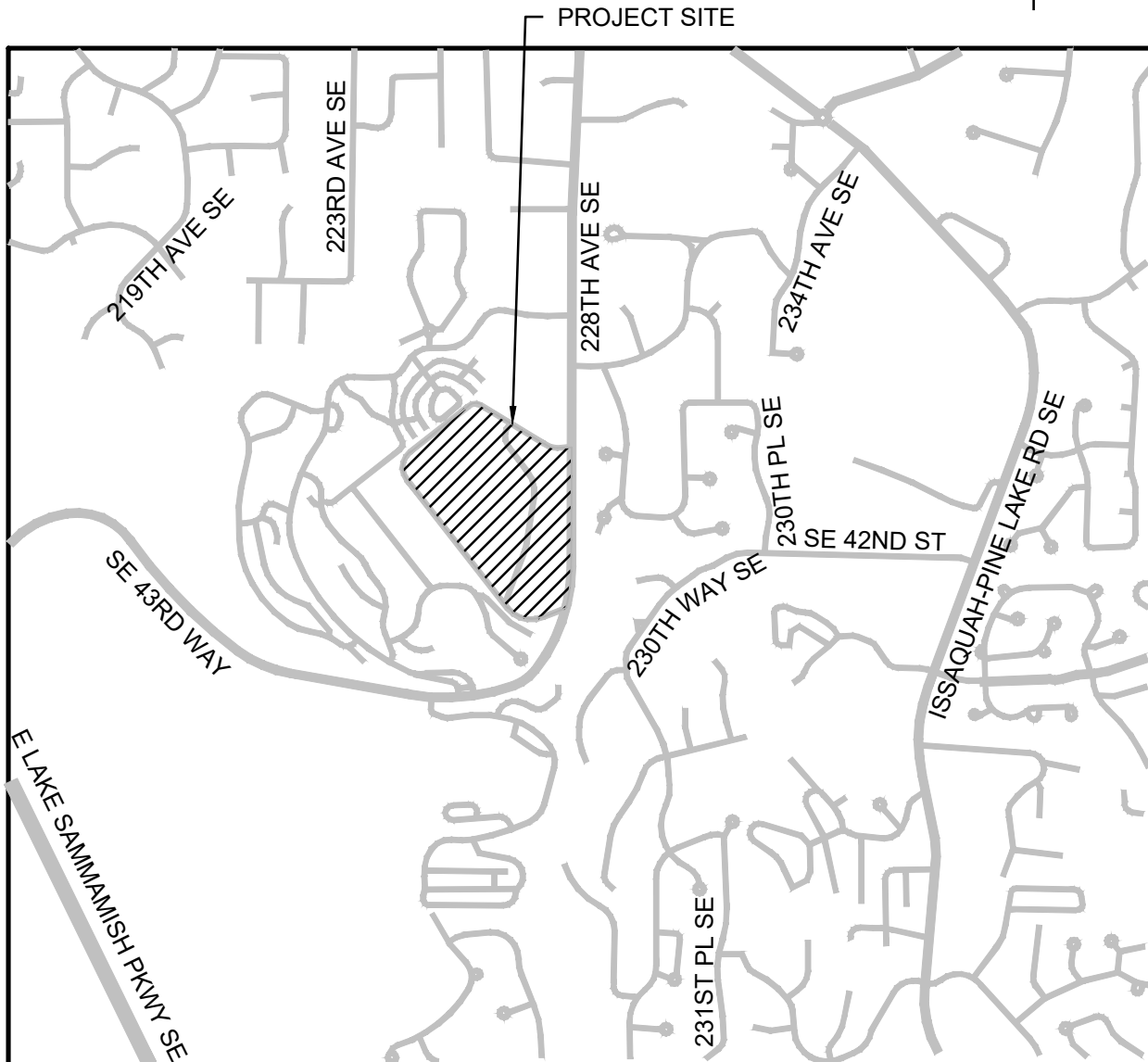
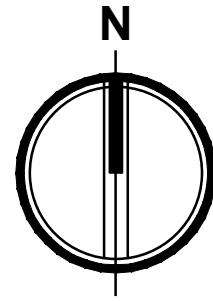
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2215 North 30th Street, Suite 300, Tacoma, WA 98403
316 Occidental Avenue South, Suite 320, Seattle, WA 98104

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
Neighbors

253.383.2422 TEL
206.267.2425 TEL

IHS
WALL 15 AAS-EXHIBIT
09.25.2020
2180412.10

EX-2



VICINITY MAP

SCALE: 1" = 1/4 MILE (1320')



2215 North 30th Street,
Suite 300,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

ISSAQUAH HIGH SCHOOL AND
ELEMENTARY SCHOOL
VICINITY MAP

JOB NO:
2180412.10
DATE: 6/12/2020

A-1

Legal Description

PER CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 192692-TC DATED AUGUST 8, 2019

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE S.E., AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST 808.00 FEET; THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN; THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE S.E.; THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO A LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 52°13'57" WEST 202.00 FEET;
THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202 FEET DISTANT;

THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET; THENCE SOUTH 52°13'57" WEST 547.75 FEET; THENCE SOUTH 36°30'00" WEST 55.32 FEET; THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST; THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF

171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 300 FEET; THENCE SOUTH 37°46'03" EAST 871.00 FEET; THENCE NORTH 52°13'57" EAST 300 FEET;

THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF

171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET; THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.;

THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION UNDER KING COUNTY RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET; THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET; THENCE NORTH 78°53'00" WEST 174.00 FEET; THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16; THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING AND CONCLUSION OF SAID EXCEPTION;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°34'56" EAST 40.75 FEET; THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.